157.0	0009	0003.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,400 / 680,400
					USE VALUE:	680,400 / 680,400
					ASSESSED:	680,400 / 680,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
256		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OBRIEN BOBBY EARLE &	
Owner 2:	COHEN CAROL I	
Owner 3:		
Street 1:	256 RENFREW ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	BURRILL ANN M -
Owner 2:	-
Street 1:	256 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1478 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	239,400		441,000	680,400
Total Card	0.161	239,400		441,000	680,400
Total Parcel	0.161	239,400		441,000	680,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.35 | /Parcel: 460.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0009-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,400	0	7,000.	441,000	680,400	680,400	Year End Roll	12/18/2019
2019	101	FV	200,400	0	7,000.	441,000	641,400	641,400	Year End Roll	1/3/2019
2018	101	FV	200,400	0	7,000.	371,700	572,100	572,100	Year End Roll	12/20/2017
2017	101	FV	200,400	0	7,000.	340,200	540,600	540,600	Year End Roll	1/3/2017
2016	101	FV	200,400	0	7,000.	289,800	490,200	490,200	Year End	1/4/2016
2015	101	FV	187,700	0	7,000.	252,000	439,700	439,700	Year End Roll	12/11/2014
2014	101	FV	174,300	0	7,000.	233,100	407,400	407,400	Year End Roll	12/16/2013
2013	101	FV	174,300	0	7,000.	221,800	396,100	396,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURRILL ANN M,	57384-106		9/1/2011		417,000	No	No		
LACROSSE ANN M	23781-127		10/18/1993		204,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2020	712	New Wind	22,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
6/16/2014	External Ins	PC	PHIL C
7/3/2012	Left Notice	JBS	JOHN S
11/28/2011	MLS	EMK	Ellen K
10/29/2008	Meas/Inspect	163	PATRIOT
2/4/2000	Inspected	276	PATRIOT
12/2/1999	Measured	268	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 105157
GIS Ref:
GIS Ref:
Insp Date: 05/24/18

!12357!

PRINT

Date	Time
12/11/20	02:27:09

LAST REV

Date	Time
08/10/20	14:52:54

danam

PAT ACCT.: 12357

USER DEFINED

Prior Id # 1:	105157
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32807553
Const Adj.:	0.99138588
Adj $ / SQ:	138.247
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325289
Depreciation:	85876
Depreciated Total:	239413

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

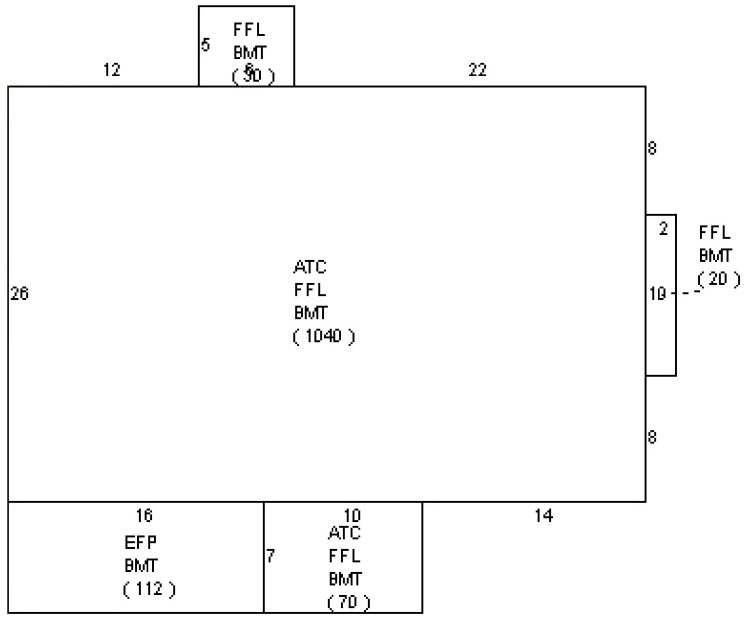
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.25
Special Features:	0	Val/Su Net:	81.62
Final Total:	239400	Val/Su SzAd	154.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,272	44.790	56,975
FFL	First Floor	1,160	138.250	160,366
ATC	Attic	389	82.950	32,225
EFP	Enclos Porch	112	51.090	5,722
Net Sketched Area:		2,933	Total:	255,288
Size Ad	1548.5	Gross Are	3654	FinArea 1478

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

157.0-0009-0003.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: